

**MINUTES OF THE VIRTUAL MEETING OF SONNING PARISH COUNCIL
PLANNING COMMITTEE HELD ON MONDAY 18 MAY 2020 AT 6.00PM AT
VARIOUS LOCATIONS IN SONNING.**

PRESENT: Mr A Farnese (Chairman), Mr T Fisher, Mr P Morrison. 2 Visitors.
Mrs L Bates (Clerk).

APOLOGIES: Apologies were received from Mrs J Harvey. The Chairman welcomed all those present.

AGENDA

- a) Present.
- b) Apologies for Absence
- c) Declaration of Interest
- d) Ratification of Decisions made on following applications via email during lockdown and prior to introduction of virtual meetings.
4 Hawthorn Way (200452). 22 Pound Lane (200435). Land to the West of The Range, Old Bath Road (200354). 7a South Drive (200455). 14 South Drive (200162). Pilgrims, Thames Street (200236)
- e) Updates
- f) Star Court, Thames Street, (200747). Full application for the erection of a dwelling and ancillary garage with habitable accommodation to the first-floor following demolition of the existing dwelling and garage. 22/05/20
- g) Sonning Golf Club (200951). Application for the approval of reserved matters pursuant to outline planning consent 161529 for the erection of 13 dwellings with associated highway works, public open space, and landscaping. Details of Layout, Appearance, Landscaping and Scale to be determined. 22/05/20
- h) Neighbourhood Plan – Any update.
- i) Any matters considered urgent by the Chairman
- j) Date of the Next Meeting.

1387. DECLARATIONS OF INTEREST. There were no declarations.

1388. RATIFICATION OF DECISIONS MADE VIA EMAIL

Mr Morrison proposed the following resolution ‘That the following planning decisions, made via email, should be ratified’, Mr Fisher seconded and this was unanimously approved:

4 Hawthorn Way: No Comment

22 Pound Lane. No Comment

Land to the West of The Range, Old Bath Road. Object based on previous objections, more dwellings on smaller plot.

7a South Drive. No objection but point out the decrease in light to the neighbouring property and asymmetry.

14 South Drive. No objection but point out the significant increase in roof height and fenestration.

Pilgrims, Thames Street. Object, the building is within the Conservation Area, quite substantial (30ft long) and might compromise the amenity currently enjoyed by neighbours

1389. UPDATES. The Chairman said that there were no new applications. Application 193391 Chyreen, Parkway drive, had been approved.

1390. STAR COURT (200747)

Mr Fisher said that due to the lockdown he hadn't been able to consult neighbours as usual, however a similar application already had approval. The site was in the Conservation Area there were several Grade 1 & 11 houses close by. The proposed dwelling would not be visible for Thames Street and the flat roof was lower than the that of the existing dwelling. The new dwelling would be seen from the Atrium, but trees would be planted along that boundary. The proposed dwelling was of a contemporary design, more energy efficient and included a large roof terrace, which was considerably larger than the one included in the existing planning permission. There was a potential for overlooking the Atrium, but this was mitigated by 2m high louvred sight screens over most of its length, as a self-build there was no CIL liability. A garage annex with habitable (guest) accommodation above was included in the application. Many trees on the site were designated to be removed under the existing permission, many were category C but some category B were to be removed to allow landscape enhancement. Bat and Greater Crested Newt Survey's had been undertaken, as mitigation 6 bat boxes were to be fitted to two trees and, as there were no ponds in the area it was unlikely that GC Newts would be found. Following discussion it was agreed to say no objections but to raise the following concerns: Not in favour of tree removal in CA and would encourage the Tree Officer to visit the site to ensure that the Arboricultural Impact Assessment was sound: Due to neighbour's concerns ask for more details on the louvred sight screens: Also due to neighbour's concerns as that a condition outlining the hours/days that construction would could be carried out: That the previous condition limiting the use of the garage annex to ancillary to the main house as a separate dwelling and not to be used, sub-let or sold as a separate dwelling. Finally, it was agreed to reiterate SPC's previous comments that it regretted the trend for demolishing existing character properties and replacing them.

1291. SONNING GOLF CLUB (200951)

Mr Fisher read out the objections made by the Sonning and Sonning Eye Society on the Golf Club proposal. These revolved around the access onto Pound Lane, the design and increase in the footprint, parking requirements, given that 'bonus' room could easily be used as bedrooms. Looking through the plans and papers it was noted that arrangements for linking a 'second' phase of the development, which planned to use the adjoining practice area of the Golf Club. The proposed design was for 2.5 storey dwellings whereas the dwelling on which the appeal was approved were only 1.5 to 2 storey. This made them out of keeping with adjoining properties and would increase the potential use of the plot. This would add pressure on the already busy part pf Pound Lane. Mr Fisher would provide figures taken for the mobile SID showing the 7000 vehicles a day travelled in one direction and this was likely to be double for both ways. Quotes from the Inspector would be used, which showed that he thought the density of the site would be a lot greater than other areas of Pound lane Following discussion it was agreed to object on the above grounds and to include previous objections, which included the policies the proposal contravened.

1391: NEIGHBOURHOOD PLAN.

In abeyance for the time being.

1392: MATTERS CONSIDERED URGENT BY THE CHAIRMAN.

There was a short discussion about the quality of the recent resurfacing in Little Glebe and Thames Street. This was judged sufficient although patchy.

The Chairman asked Mr Murphy if there was anything else that he wished to add to the discussion on Star Court. Mr Murphy confirmed there was not, and the Chairman said that residents were always welcome to attend the SPC Planning meetings

1386. DATE OF THE OF THE NEXT MEETING.

The next planning meeting would be held on Monday 1 June at 6.00pm via Skype.

Signed.....Dated.....